



Tree Removal Permit

Property Owner: THE LAUNCH AT LITTLE RIVER LLC

Permit Number: TREE-2500284

Applicant: THE LAUNCH AT LITTLE RIVER LLC

Issuance Date: 08/13/2025

Agent: MTCI

Expiration Date: 08/13/2026

Address: 730 NE 86 ST, MIAMI, FL 33138

Contact Phone Number: 5616436453

Bond Required: N/A

E-mail address: MADONNA@MTCINSPECTORS.COM

Project Manager: GUTIERREZ, STEVEN

Project Location: 8300 NE 4 PL, EL PORTAL, FL, 33138-0000

8316 NE 4 PL, EL PORTAL, FL, 33138-0000

8356 NE 4 PL, EL PORTAL, FL, 33138-0000

8350 NE 4 PL, EL PORTAL, FL, 33138-0000

8356 NE 4 PL, EL PORTAL, FL, 33138-0000

8356 NE 4 PL, EL PORTAL, FL, 33138-0000

Folio(s): 1832070200150, 1832070200170, 1832070200171, 1832070200220, 1832070200221, 1832070200250

Miami-Dade Building Process Number(s): N/A

Approved Work:

- **Removal of the following non-specimen trees: 2 *Cocos nucifera***
- **Removal of the following specimen trees: 2 *Ficus aurea*, 1 *Ficus citrifolia*, 2 *Terminalia buceras***

Total canopy approved for removal is 6,099 square feet.

Total canopy approved for relocation is 0 square feet.

The applicant shall notify the DERM project manager when the tree removal is complete in order to close out the permit.

The site contains tree(s) that are considered "Exempt species" pursuant to Section 24-49(4)(f) of the Code of Miami-Dade County and do not require a permit for removal. The *Schinus terebinthifolius* (Brazilian pepper) and *Schefflera actinophylla* (umbrella), and *Terminalia catappa* (tropical almond) trees are exempted for being classified as nuisance prohibited or controlled tree species.



Department of Regulatory and Economic Resources

Environmental Resources Management

701 NW 1st Court 6th Floor

Miami, Florida 33136-3912

T 305-372-6567 F 305-372-6407

miamidade.gov

The trees above have been depicted and identified in the Tree Disposition Plan entitled "Existing Tree Disposition Plan - Seawall Permit Application", Sheet No. LD-1, prepared by Ebrahimian Creative Group, as received by the Department of Regulatory and Economic Resources (RER), Division of Environmental Resources Management (DERM), Tree and Forest Resources Section on 3/26/2025. All work shall be performed in accordance with the Tree Disposition Plan referenced above, digitally signed and sealed by Ryan J. King Ebrahimian, License No. LA6667324 on 3/14/2025, as stamped "Reviewed" by the Tree and Forest Resources Section on 8/13/2025.

The tree # 12, 13, and 18 are exempt from specimen tree mitigation requirements pursuant to Section 24.49.2(II)(6)(a) of the Code of Miami-Dade County.

Pursuant to Section 24-49.9 of the Code of Miami-Dade County, the scope of work shall include the removal and eradication of all existing prohibited plant species within the development area of the property.

SPECIAL PERMIT CONDITIONS

MISCELLANEOUS CONDITIONS

1. There shall be no impacts to protected habitat in or adjacent to the project area. The contractor (or their personnel), permittee and consultant shall not attempt to relocate listed protected species or discourage utilization of habitat, refugia, burrows, breeding, nesting, etc. within the applicable buffer zone adjacent to the project area. If listed protected species are sighted roaming within the project area the contractor and/or consultant shall cease all work until the animal(s) has departed freely from the site, or its relocation is coordinated with the personnel from the United States Fish and Wildlife Service, Florida Fish & Wildlife Conservation Commission (FFWCC) or any other applicable federal, state or county agencies.

PLEASE BE ADVISED, you are not authorized to commence any work or activities pursuant to this permit until you obtain any and all approvals or permits, if necessary, from the federal government pursuant to the Endangered Species Act and/or from the State of Florida pursuant to Florida law on endangered species. Please be advised that, even after work has commenced, if Miami-Dade County is advised by the federal government, the State of Florida, or a court that an activity on the subject property is in violation of the Endangered Species Act, in violation of Florida law on endangered species, or in violation of an incidental take permit or approval granted by the federal government or the State of Florida, such violation may result in an immediate stop work order.

2. This permit does not authorize the trimming or removal or relocation of mangrove trees.

TREE CANOPY MITIGATION REQUIREMENTS

3. To mitigate for the loss of tree canopy, the permittee shall replace 6,590 ft² of tree canopy pursuant to Section 24-49 of the Code of Miami-Dade County. The permittee has chosen to contribute \$2,635.65 into the Miami-Dade County Tree Trust Fund to satisfy the mitigation requirements. This contribution shall be used for the planting of trees on publicly owned property (Fund TF 112).
4. The permittee shall obtain a Building permit from RER, or from the local municipality, prior to the removal of trees.
5. Trees that have reached 18 inches of trunk diameter at breast height are considered "specimen". Pursuant to Section 24-49.2(II)(5) of the Code of Miami-Dade County, specimen trees also require an equitable (\$80 per 100 ft² of specimen canopy to remove) contribution to the Miami-Dade County Tree Trust Fund (TTF). A contribution to the TTF shall be made in the amount of \$392.50 to satisfy the specimen tree mitigation requirements. This contribution shall be disbursed for the planting of trees on publicly owned property (Fund TF 112) as mitigation for the loss of specimen tree canopy authorized by this permit.

TREE PRESERVATION REQUIREMENTS

6. The following trees are to remain: All trees labeled "Remain" in accordance with the approved Tree Disposition Plan and depicted on the Landscape Plan stamped "Reviewed" by the Tree and Forest Resources Section.

TREE PROTECTION REQUIREMENTS

7. Protective barriers shall be constructed around each tree or cluster of trees prior to the commencement of construction activities on-site. The protective barriers shall be constructed of wood, plastic or metal and shall be a minimum of four (4) feet above ground level. The protective barriers shall be placed extending from the tree trunk of any protected tree or cluster of trees no less than the critical root zone of the tree (approximately the distance between trunk and drip line of the tree or six (6) feet (radius distance), whichever is greater. Protective barriers shall be in place prior to the start of any construction, must remain in place until development is completed and DERM has authorized their removal.
8. During all site work and construction, no soil, vehicles, heavy equipment (such as bulldozers or backhoes), fill, building materials, construction debris, or dead vegetation shall be placed, stored, or deposited within the areas protected by barriers, nor shall there be disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar or any other material harmful to trees or understory plants within the areas surrounded by protective barriers. Natural grade shall be maintained within protective barriers. If the natural grade of the site is changed because of site development such that the health or safety of the tree(s) may be endangered, tree wells or retaining walls will be required.
9. A barrier inspection shall be required prior to commencement of any work or construction on the property that is subject to this permit, including but not limited to any preconstruction clearing or grading of the parcel. A Barrier Inspection Request form (available for download) shall be submitted at least two (2) weeks before commencement of any work pursuant to this condition and work is prohibited until the barrier inspection has been conducted and the barriers approved by DERM.
10. All tree related work shall be performed in accordance with the most recent ANSI A-300 standard Practices for Tree Care Operations, Parts 1, 2, 5, 6, 8 and their companion Best Management Practices issued by the International Society of Arboriculture (ISA). Canopy and/or root pruning should be performed under the supervision of an ISA Certified Arborist.
11. Improper tree trimming that includes, but is not limited to, top pruning (sometimes referred as hat-racking or topping), may result in the effective destruction of trees. Effective destruction is defined in Chapter 24 of the Code of Miami-Dade County as "the girdling, or damaging of a tree trunk, branch or root system, or cutting, pruning or trimming not done in accordance with the most recent ANSI A-300 Standard Practices for Tree Care Operations. Effectively destroyed trees have an increased risk of failure and may become a hazard to persons or property. Effective destruction of regulated trees is prohibited unless prior written approval has been obtained from DERM.
12. Fences and walls shall be constructed to avoid disturbance to any protected tree(s). Post holes and trenches located close to the tree(s) shall be dug by hand and adjusted as necessary, using techniques such as discontinuous footings, to avoid damage to major roots.
13. Underground utility lines shall be placed outside the areas surrounded by protective barriers. If placement is not possible, disturbance shall be minimized by using techniques such as tunneling or overhead utility lines.
14. All work shall be conducted in a manner that avoids adverse impacts to the remaining and/or relocated trees (including their critical root zone) depicted in the Landscape Plan reviewed by DERM.

GENERAL PERMIT CONDITIONS

1. This permit does not convey to the permittee or create for the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee.



2. All activities shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit.
3. The Permittee authorizes DERM representatives to inspect the work site during normal business hours to ensure that all terms and conditions of this permit are being met.
4. This permit and plans shall be kept on-site during all phases of preconstruction activities such as demolition, clearing and grubbing of parcel, earthwork, regarding and throughout construction. The complete permit shall be available for review at the work site upon request by DERM staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.

5. Pursuant to Section 24-49 of the Code of Miami-Dade County and the minimum requirements of the Miami-Dade County Landscape Ordinance, prohibited plant species shall be removed or eradicated from each property upon development or redevelopment. This condition shall not apply to properties that are not being developed or redeveloped, or to portions of a property specifically excluded on development plans incorporated herein by reference. A prohibited plant species list is included below. These prohibited species shall be removed upon development or redevelopment and within one year of permit issuance. Furthermore, prohibited plant species shall not be sold, propagated, planted, imported, or transported on property that is subject to this permit unless a variance has been granted by Miami-Dade County.

<i>Abrus precatorius</i> (Rosary pea)	<i>Acacia auriculiformis</i> (Earleaf acacia)	<i>Adenanthera pavonina</i> (red sandalwood)
<i>Albizia lebbek</i> (Woman s tongue)	<i>Hymenachne amplexicaulis</i> (W Indian marsh grass)	<i>Antigonon leptopus</i> (Coral vine)
<i>Ardisia crenata</i> (coral ardisia)	<i>Ardisia elliptica</i> (shoebutton ardisia)	<i>Bischofia javanica</i> (bishopwood)
<i>Casuarina spp.</i> (Australian pine)	<i>Cestrum diurnum</i> (Day jessamine)	<i>Cinnamomum camphora</i> (Camphortree)
<i>Colubrina asiatica</i> (Asian nakedwood)	<i>Cupaniopsis anacardioides</i> (Carrotwood)	<i>Dalbergia sissoo</i> (Indian rosewood)
<i>Dioscorea alata</i> (White yam)Merremia	<i>Dioscorea bulbifera</i> (Air potato)	<i>Eichornia crassipes</i> (Water-hyacinth)
<i>Ficus altissima</i> (Council tree)	<i>Ficus benghalensis</i> (Banyan tree)	<i>Ficus microcarpa</i> (Indian laurel)
<i>Flacourtia indica</i> (Governor s plum)	<i>Hydrilla verticillata</i> (hydrilla)	<i>Hygrophila polysperma</i> (Indian swampweed)
<i>Imperata cylindrica</i> (Cogongrass)	<i>Ipomoea aquatica</i> (Water-spinach)	<i>Jasminum dichotomum</i> (Gold Coast jasmine)
<i>Jasminum fluminense</i> (Brazilian jasmine)	<i>Leucaena leucocephala</i> (lead tree)	<i>Ludwigia peruviana</i> (Peruvian primrosewillow)
<i>Lygodium spp. except L. palmatum</i>	<i>Macfadyena unguis-cati</i> (Catclaw vine)	<i>Melaleuca quinquenervia</i> (Punk tree)
<i>Melia azedarach</i> (Chinaberry)	<i>tuberosa</i> (yellow morning-glory)	<i>Mikania micrantha</i> (Mile-a-minute, bittervine)
<i>Mimosa pigra</i> (Black mimosa)	<i>Neyraudia reynaudiana</i> (Burmareed)	<i>Paederia spp.</i> (Sewervine, skunkvine)
<i>Panicum repens</i> (Torpedograss)	<i>Pennisetum purpureum</i> (Elephantgrass)	<i>Pistia stratiotes</i> (Water lettuce)
<i>Pueraria montana var. lobata</i> (Kudzu)	<i>Rhodomyrtus tomentosa</i> (Rose myrtle)	<i>Rhynchelytrum repens</i> (Natal grass)
<i>Ricinus communis</i> (castorbean)	<i>Sapium sebiferum</i> (Chinese tallowtree)	<i>Scaevola taccada</i> (Beach naupaka)
<i>Schefflera actinophylla</i> (Umbrella tree)	<i>Schinus terebinthifolius</i> (Brazilian pepper)	<i>Senna pendula var. glabrata</i> (climbing cassia)
<i>Solanum tampicense</i> (Aquatic soda apple)	<i>Solanum viarum</i> (Tropical soda apple)	<i>Talipariti tiliaceum</i> (Mahoe, sea hibiscus)
<i>Tectaria incisa</i> (Incised halberd fern)	<i>Thespesia populnea</i> (Seaside mahoe)	<i>Tribulus cistoides</i> (Puncture vine)
<i>Urochloa mutica</i> (Paragrass)		



6. Pursuant to Sections 24-49 of the Code of Miami-Dade County, each property subject to this permit shall be maintained to prevent the growth or accumulation of all prohibited species including non-native grasses, weeds, and undergrowth.
7. The survival of all trees counted towards canopy mitigation shall be ensured to live at least one (1) year from the date the final inspection was passed. If the tree(s) die, they must be replaced by the same Florida grade number one tree of equal or greater size. If the property owner of the mitigated tree(s) changes, the permittee will be held as the responsible party and will be required to replace any destroyed or non-living tree(s).
8. Replanting/relocation must be verified and approved by the Tree and Forest Resources Section of RER- DERM. The applicant shall notify DERM when the replanting is completed to schedule a final inspection (two weeks' notice is required).
9. Any contributions made to the Miami-Dade County Tree Trust Fund to satisfy tree canopy replacement requirements and/or specimen equitable mitigation shall be used for planting of trees on publicly owned land unless otherwise specified in a Special Permit Condition.
10. Prior to performing any work that would have the potential to impact underground utilities, the permittee and contractor shall verify the location of all underground and overhead utility lines and verify that no utilities will be damaged by the work. Contact Sunshine 811 One-Call at 811 or on the web: <http://www.sunshine811.com/> to locate underground utility lines. No clearing, excavation, earthwork, tree removal or planting shall commence until the permittee and contractor have verified that utilities will not be damaged by any work.

DISCLAIMER:

ALL WORK SHALL BE IN ACCORDANCE WITH THE CONDITIONS CONTAINED HEREIN. THE PERMITTEE IS RESPONSIBLE FOR COMPLIANCE OF ALL CONTRACTORS AND SUBCONTRACTORS WITH THE CONDITIONS AND LIMITATIONS OF THIS PERMIT AS APPLICABLE. EXCEPT AS AUTHORIZED BY THIS PERMIT, ANY PROTECTED TREE(S) THAT ARE REMOVED OR EFFECTIVELY DESTROYED SHALL CONSTITUTE A VIOLATION OF SECTION 24-49 OF THE CODE OF MIAMI-DADE COUNTY AND WILL BE PURSUED AS SUCH. IN ADDITION, ANY NON-COMPLIANCE WITH THE CONDITIONS OF THIS PERMIT WILL SUBJECT THE PERMITTEE AND RESPONSIBLE CONTRACTORS OR INDIVIDUALS TO THE PENALTY PROVISIONS OF SECTION 24-49, 24-30, 24-31 AND 8CC OF THE CODE OF MIAMI-DADE COUNTY.

ISSUANCE OF THIS PERMIT DOES NOT RELIEVE THE PERMITTEE FROM THE REQUIREMENT TO OBTAIN AND COMPLY WITH ALL NECESSARY APPROVALS OR PERMITS FROM THE LOCAL MUNICIPALITY, OR ANY OTHER GOVERNMENT ENTITY HAVING JURISDICTION RELATING TO THE AUTHORIZATIONS CONTAINED HEREIN.

FAILURE TO COMPLY WITH ALL CONDITIONS OF THIS PERMIT MAY RESULT IN PERMIT REVOCATION, BOND FORFEITURE, WITHHOLDING OF MY CERTIFICATE OF OCCUPANCY, AND ENFORCEMENT ACTION AGAINST ME BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES. I ASSUME FULL RESPONSIBILITY FOR THE ACTIONS OF ALL MY EMPLOYEES, AGENTS, AND PERSONS UNDER DIRECT OR INDIRECT CONTRACTUAL OBLIGATION TO ME WITH RESPECT TO COMPLIANCE WITH THE CONDITIONS AND LIMITATIONS CONTAINED WITHIN THIS PERMIT.